



OFFICE OF THE PLANNING BOARD
City of Leominster, Massachusetts

CITY HALL – 25 WEST STREET
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Carol Vittorioso, Vice Chair

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2016

ANNUAL REPORT

Planning Board

Fiscal Year 2016 (July 2015-June 2016)

Site Plans –

Approval Date

- October 5, 2015 - 13 & 25 Oak Street
- October 19, 2015 - 236 Lancaster Street – Former Industrial Hardware, to be retail/commercial
- October 19, 2015 - 718/728 Central Street – Used auto sales lot
- November 16, 2015 - 982 Pleasant Street – Solar Farm
- December 7, 2015 - 662R Central Street – Overflow parking lot
- February 1, 2016 - 454/466 Mechanic Street- Cumberland Farms
- February 1, 2016 - 133R Nashua Street – indoor rock climbing and fitness facility
- April 4, 2016 - 26 Commercial Road –Shell Station Rebuild
- June 6, 2016 - 43 Cotton Street – proposed commercial/multi-family residential

Subdivision Plans

- July 20, 2015 - Preliminary Open Space Subdivision – Hidden Valley Estates (Belair Heights)
- October 5, 2015 - Definitive Subdivision – Hidden Valley Estates (Belair Heights)
- June 6, 2016 - Definitive Subdivision – Hidden Valley Estates (Belair Heights)

Special Permits

- October 5, 2015 - Open Space Subdivision – Hidden Valley Estates (Belair Heights)
- October 5, 2015 - 13 & 25 Oak Street
- November 16, 2015 - 982 Pleasant Street – Solar Farm
- December 7, 2015 - 662R Central Street – Overflow parking for car lot
- February 1, 2016 - 454/466 Mechanic Street - Cumberland Farms
- February 1, 2016 - Special Permit Extension for 140 Adams Street – Ivory Keys apartments
- April 4, 2016 - 26 Commercial Road – Shell Station Rebuild
- April 4, 2016 - Lot 15D Peterson Street
- May 16, 2016 - Grafton Street – Build a residence in a Commercial District

- May 16, 2016 - Westland Avenue – Build a residence in a Commercial District
- June 6, 2016 - Open Space Subdivision Hidden Valley Estates (Belair Heights)
- June 6, 2016 - 43 Cotton Street – multi-family dwellings

2016

Approval Not Required

- July 20, 2015 - 458 Grant Street – Reconfigure the properties to create three lots, one of which will contain an existing dwelling
- July 20, 2015 - Westland Avenue – Premises to be divided into two equal building lots
- September 21, 2015 - 353 Hill Street – Reconfigure property to create a new building lot, shown as Lot 3
- September 21, 2015 - Nashua Street – Divide the property into two building lots with each containing more than the requisite frontage and area for property located in the MU1 zone
- September 21, 2015 - 236 Lancaster Street – Create a parcel of land to be conveyed from the City of Leominster to adjacent land of Felice, Inc.
- November 16, 2015 - Brooks Pond – Reconfiguration of lots known as Lot 4B, Lot 4Cm C4, and Parcel C2
- December 7, 2015 - 91 Granite Street – Create one new lot
- January 11, 2015 - Cloverleaf Road – Create 2 non-building lots
- March 7, 2016 - Willard Street
- May 2, 2016 - 27 Johnson Street
- May 2, 2016 - Sawtelle Road – Lot 6 and Parcel A
- May 2, 2016 - Lanides Lane – West Side Abutting High Country Workwear Building
- May 16, 2016 - Page Avenue
- May 16, 2016 - Willow Street
- June 6, 2016 - Central Street Book 8529 page 82 Lots 94-7, 95-2, 95-11A, 95-23, 95-24, and 95-26
- June 6, 2016 - Pheasant Run Circle Existing Lot 13 in the Sheldon Hills subdivision and existing lot 12

City Council Petitions: Recommendations and Public Hearings

- September 21, 2015 - **RECOMMENDED FOR APPROVAL** - City Council Petition 1-16 Public Hearing - Remove the word “vacant” from Article I, Section 22-10.1.1 of the Leominster Zoning Ordinance so that Leominster’s Ordinance conforms with the State’s definition of a “single lot exemption” in MGL Chapter 40A, Section 6
- January 11, 2016 - **RECOMMENDED FOR APPROVAL** - City Council Petition: 13-16 Amend Section 22-17 Underlying Districts Table of Uses, Industrial Uses, Energy Systems, Renewable, to change in column RA from SPPB, SPA to “N”
- February 1, 2016 - **RECOMMENDED FOR APPROVAL** - City Council Petition C-45 Declare property on Summit Street, as shown on Assessor’s Map 523, Lot9, as surplus property
- December 5, 2016 - **RECOMMENDED FOR APPROVAL** - City Council Petition 17-16 Bovenzi & Donovan Attorneys at Law: Street acceptance and approval of layout for Parcel “C” on Samoset Drive, the continuance of Samoset Drive, Ballard Court, Candlewood Drive and Keeneland Circle
- March 7, 2016 - **NOT RECOMMENDED FOR APPROVAL** - City Council Petition: 23-16 Attorney Peter Campobasso for Alternative Therapies Group: Grant a Special Permit to locate and operate a registered marijuana dispensary at 57 Nashua Street, as shown on

2016

Assessors Map 464, Lot 5, for retail sale or distribution of marijuana for medical use to qualifying patients.

April 4, 2016-

NO ACTION TAKEN - City Council Petition: 28-16 – Peter E. Bovenzi, Trustee, Neighborhood Development Trust: Rezone a portion of the Assessors Map 317, Parcel 7A from the commercial District to Residence C District and change the maximum height for principal buildings in Residence C District as set forth in Subsection 22-40.3 from 35 to 40 feet.

April 4, 2016-

NO RECOMMENDATION - City Council Petition: 36-16- Mackie Barch for Do Health Massachusetts: Grant a Special Permit to open a medical marijuana cultivation and dispensary facility at 30 Patriots Circle, as shown on the Assessors Map 499, Lot 50

May 2, 2016-

RECOMMENDED FOR APPROVAL - City Council Petition: 50-16- James Whitney: Rezone parcels 503-3-1, 203-3-2, 503-3-3, 503-3-4, 503-3-5, at the entry-way of Southgate Business Park to mixed use (MUI) from Industrial

June 6, 2016 -

RECOMMENDED FOR APPROVAL - City Council Petition 63-16 Peter E. Bovenzi, Trustee, Neighborhood Development Trust: Approve a zoning change to change maximum height for principal buildings in RC district as set forth in Subsection 22-40.3 on lots with at least five acres of area from 35 feet to 40 feet

June 6, 2016 -

RECOMMENDED FOR APPROVAL - City Council Petition: 64-16 Peter E. Bovenzi, Trustee, Neighborhood Development Trust: Approve a zoning change to change from Commercial District to Residence C District for a 12,840 square foot parcel as shown on Assessor's Map 317, Parcel 7A